

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order.

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the roll. All members present.

2. Approval of Agenda Items. (*With any corrections*)

MOTION by AUSILIO seconded by PENZIEN to approve the agenda as presented.

MOTION carried.

3. Approval of the September 6, 2005 previous Meeting Minutes

MOTION by PENZIEN seconded by AUSILIO to approve the September 6, 2005 previous Meeting Minutes as submitted.

MOTION carried.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

AGENDA ITEMS:

4. **Extension of Time; Tentative Preliminary Plat; Riverwoods Farms Subdivision (Expires August 11, 2005);** Located approximately ½ mile south of 21 Mile Road and ¼ mile east of Romeo Plank Road; Byron Nichols, Petitioner. Permanent Parcel No. 08-33-151-009 **(Tabled from the 09-06-05 PC Meeting at the petitioners request)**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation for approval.

Petitioner Present: John Boll

Public Portion: None

MOTION by THOEL seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the Extension of Time for one year to expire August 11, 2006; Tentative Preliminary Plat; Riverwoods Farms Subdivision. Permanent Parcel No. 08-33-151-009. This approval is pursuant to fulfilling all previous standard conditions as related to the approval of the Tentative Preliminary Plat.

MOTION carried.

5. **Final Preliminary Plat; Riverwoods Farms Subdivision;** Located approximately ½ mile south of 21 Mile Road and ¼ mile east of Romeo Plank Road; Byron Nichols, Petitioner. Permanent Parcel No. 08-33-151-009 **(Tabled from the 09-06-05 PC Meeting at the petitioners request)**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the request and the recommendation for approval.

Petitioner Present: John Boll

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat; Riverwoods Farms Subdivision; Permanent Parcel No. 08-33-151-009. This motion is pursuant to fulfilling the standard conditions of the Planning Consultants as follows:

1. **The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulation.

- a. **Macomb County Road Commission**
 - b. **Office of Public Works Commission of Macomb County**
 - c. **Macomb County Health Department**
 - d. **Macomb County Planning Commission**
 - e. **Michigan Department of Environmental Quality**
 - f. **All public utility companies affected.**
 - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying to the plat to any public street be installed by the petitioner.**
2. **The Township Engineer approves all engineering plans for the computed plat.**
3. **That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
5. **That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinances.**
6. **Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
7. **That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.**
8. **That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

9. That the 'landscape easement' that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.

It is noted that in the development of the landscape easement, that no stones (a cobblestone measuring 3-8" in diameter is permitted) or loose materials are allowed to within 3 feet of any paved areas. *There is no landscape easement required for the Riverwood Farms Subdivision.*

10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names are cleared by the Township Supervisor for purposes of continuity as part of the application for the tentative preliminary plat. Any changes in street names must be authorized by the Supervisor prior to the acceptance of an application for Final Plat. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the Restrictive Covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plat.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

corresponding SAD for lamp charges. The items must be completed prior to the Developer applying for approval of the Final Plat.

16. That the petitioner understands that if the property(ies) involved in this application are not yet split or combines into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits.

In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

MOTION carried.

6. **Special Land Use and Site Plan Review; The Woodlands Subdivision Wetland Mitigation;** Located on the east side of Card Road approximately ½ mile south of 23 Mile Road; GTR Builders, Inc., Petitioner. Permanent Parcel No. 08-23-300-021.

Jerome R. Schmeiser, Community Planning Consultant, simultaneously reviewed agenda item number 6, 7 & 8 and the recommendations for approval.

Petitioner Present: Chris Cousino

Public Portion: Township resident requested clarification relating to the location of the mitigation areas.

MOTION by AUSILIO seconded by PENZIEN to approve the Special Land Use; The Woodlands Subdivision Wetland Mitigation; Permanent Parcel No. 08-23-300-

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

021. This motion is pursuant to fulfilling the standard conditions of the Planning Consultants as follows:

It is recommended that the Special Land Use Permit for the wetland mitigation within Woodlands Subdivision be approved with the following reasons and with the following conditions:

- 1. The petitioner complies with the conditions of the MDEQ File No. 04-50-0016P that controls subject property.**
- 2. That the applicant submits documentation to the Township Engineer that the conditions of the permit are being satisfied by the applicant.**
- 3. That the petitioner receives site plan approval for the development of the wetland area.**
- 4. That the area shall be permanently and in perpetuity part of the open space for the Woodlands Subdivision. It shall never be split off and made separate from said subdivision.**
- 5. An acceptable method of surety, such as a corporate surety bond or cash bond, in the amount established by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the conditions of the MDEQ permit. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period.**

MOTION carried.

MOTION by AUSILIO seconded by PENZIEN to approve the Site Plan; The Woodlands Subdivision Wetland Mitigation; Permanent Parcel No. 08-23-300-021. This motion is pursuant to fulfilling the standard conditions of the Planning Consultants as follows:

It is recommended that the Site Plan for the wetland mitigation within Woodlands Subdivision be approved with the following reasons and with the following conditions:

- 1. The petitioner complies with the conditions of the MDEQ File No. 04-50-0016P that controls subject property.**
- 2. That the applicant submits documentation to the Township Engineer that the conditions of the permit are being satisfied by the applicant.**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

3. That the petitioner receives site plan approval for the development of the wetland area.
4. That the area shall be permanently and in perpetuity part of the open space for the Woodlands Subdivision. It shall never be split off and made separate from said subdivision.
5. An acceptable method of surety, such as a corporate surety bond or cash bond, in the amount established by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the conditions of the MDEQ permit. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period.

MOTION carried.

7. **Tentative Preliminary Plat; The Woodlands Subdivision;** Located on the east side of Card Road approximately ½ mile south of 23 Mile Road; GTR Builders, Petitioner. Permanent Parcel No. 08-23-300-021.

This proposal was simultaneously reviewed with agenda item number 6.

Petitioner Present: Chris Cousino

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the Tentative Preliminary Plat; The Woodlands Subdivision and re-approve the original landscape plan dated July 14, 2004. This approval is conditioned upon the petitioner providing a development footprint including building footprint and driveway design for each of lots 155, 156 and 157 indicating how the cars exiting from this property will have access to Card Road. The driveways must be so designed so as to provide for an alternate to backing cars to Card Road. Furthermore, controlling language over the driveways must be provided in the Restrictive Covenants and Deeds. Permanent Parcel No. 08-23-300-021. This motion is pursuant to fulfilling the standard conditions of the Planning Consultants as follows:

1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations;

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

- a. **Macomb County Road Commission**
 - b. **Office of Public Works Commission of Macomb County**
 - c. **Macomb County Health Department**
 - d. **Macomb County Planning Commission**
 - e. **Michigan Department of Environmental Quality**
 - f. **All public utility companies affected.**
 - g. **That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
2. **The Township Engineer approves all engineering plans for the computed plat.**
3. **That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
4. **Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
5. **That all public street drain crossings within the boundaries of the Tentative Preliminary Plat shall be provided with the public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.**
6. **That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
7. **Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior the issuance of any building permits.**
8. **That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

9. That the “20’ common area for landscaping purposes” be developed in accordance with the provisions of the Land Division Act of Macomb Township. A plan for the area must be prepared, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan. *The landscape plan be revised indicating the required setbacks for the walls and signs.*
10. That a bond in the amount to be determined by the Township Consulting Engineer be posted assuring the development of the “landscape easement.” The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.
11. That the tentative preliminary approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
12. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after the final preliminary plat approval by the Township Board.
13. That the petitioner submits 2 copies of the restrictive covenants that will be recorded with the plat. The Restrictive Covenants must include an article to provide for the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas, and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.
14. *If a ‘phasing plan’ has not been submitted it is assumed that this subdivision will be developed in one phase. Please be advised that any revisions to the phasing plan for this plat must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat as a Revised Tentative Preliminary Plat.*
15. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor’s Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

16. That the application for the special land use permit for the wetland mitigation area on the property on the east side of Card Road portion of the plat be approved by the Township prior to the application being submitted for the final preliminary plat.
17. That the petitioner provide a development footprint including building footprint and driveway design for each of lots 155, 156 and 157 indicating how the cars exiting from this property will have access to Card Road. The driveways must be so designed so as to provide for an alternate to backing cars to Card Road. Furthermore, controlling language over the driveways must be provided in the Restrictive Covenants and Deeds.
18. The Planning Commission reapproved the original landscape plan dated July 14, 2004.
19. Lastly, it is noted that an entrance sign was proposed by the petitioner to be located in the street entrance island. Since that time the county road commission has prohibited signs in their rights of way. Any relocation of the signs will require Planning Commission and Township Board approval.

MOTION carried.

8. **Final Preliminary Plat; The Woodlands Subdivision;** Located on the east side of Card Road approximately ½ mile south of 23 Mile Road; GTR Builders, Petitioner. Permanent Parcel No. 08-23-300-021.

This proposal was simultaneously reviewed with agenda item number 6.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

Petitioner Present: Chris Cousino

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to Township Board of Trustees to approve the Final Preliminary Plat; The Woodlands Subdivision. This approval is conditioned upon the petitioner providing the Township Clerk's Department with a revised Final Preliminary Plat plan for The Woodlands Subdivision to include by-pass lanes on the west side of Card Road and to include this information in the Restrictive Covenants and Deeds. This approval is also conditioned on the petitioner providing the Township with a development footprint including building footprint and driveway design for each of lots 155, 156 and 157 indicating how the cars exiting from this property will have access to Card Road. The driveways must be so designed so as to provide for an alternate to backing cars to Card Road. Furthermore, controlling language over the driveways must be provided in the Restrictive Covenants and Deeds. Permanent Parcel No. 08-23-300-021. This approval is pursuant to fulfilling the standard conditions of the Planning Consultants as follows:

- 1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of the Macomb Township Code of Ordinances, Land Division Regulations:**
 - a. Macomb County Road Commission**
 - b. Office of Public Works Commission of Macomb County**
 - c. Macomb County Health Department**
 - d. Macomb County Planning Commission**
 - e. Michigan Department of Environmental Quality**
 - f. All public utility companies affected.**
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That the detention area meets the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinance.
6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with the public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the "landscape easement" that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board. It is noted that in the development of the landscape easement, that no stones (a cobblestone measuring 3-8" in diameter is permitted) or loose materials are allowed to be within 3' of any paved areas.
10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The 'Restrictive Covenants' must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The 'Articles of Incorporation' must be approved by the Township Attorney before an application will be received for Final Plat.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plat.
16. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

17. That the petitioner provide a development footprint including building footprint and driveway design for each of lots 155, 156 and 157 indicating how

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

- the cars exiting from this property will have access to Card Road. The driveways must be so designed so as to provide for an alternate to backing cars to Card Road. Furthermore, controlling language over the driveways must be provided in the Restrictive Covenants and Deeds.
18. The Planning Commission reapproved the original landscape plan dated July 14, 2004.
 19. Lastly, it is noted that an entrance sign was proposed by the petitioner to be located in the street entrance island. Since that time the county road commission has prohibited signs in their rights of way. Any relocation of the signs will require Planning and approval.
 20. That the petitioner provide the Township Clerk's Department with a revised Final Preliminary Plat plan for The Woodlands Subdivision to include bypass lanes on the west side of Card Road and to include this information in the Restrictive Covenants and Deeds.

MOTION carried.

9. **Final Preliminary Plat; Milano Industrial Subdivision #3;** Located 1953 feet north of 23 Mile Road, approximately ½ mile east of Hayes Road; Phil Leone, Petitioner. Permanent Parcel No. 08-18-400-014.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Mr. Leone

Public Portion: None

The members of the Planning Commission, Planning Consultant held further discussion with the petitioners. After further discussion the Planning Commission requested to table the matter indefinitely.

MOTION by AUSILIO seconded by OLIVER to table the Final Preliminary Plat; Milano Industrial Subdivision #3. Permanent Parcel No. 08-18-400-014.

MOTION carried.

PLANNING CONSULTANTS COMMENTS:

Jerome R. Schmeiser, Community Planning Consultant, briefly discussed the restrictions when developing walls and greenbelt in Industrial Zones.

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, SEPTEMBER 20, 2005

PLANNING COMMISSION COMMENTS:

Member PENZIEN commended the Township on the establishment of the Community Recreation Building and Recreational Park properties.

10. Motion to receive and file all correspondence in connection with this agenda.

MOTION by KOEHS seconded by AUSILIO to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MOTION by AUSILIO seconded by KOEHS to adjourn the meeting at 8:37 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmh